ARCHITECTURAL BOARD OF REVIEW CONSENT AGENDA

Monday, May 9, 2016 David Gebhard Public Meeting Room: 630 Garden Street 1:00 P.M.

BOARD MEMBERS: KIRK GRADIN, *Chair*

SCOTT HOPKINS, Vice Chair

THIEP CUNG

COURTNEY JANE MILLER

KEVIN MOORE

AMY FITZGERALD TRIPP WM. HOWARD WITTAUSCH

CITY COUNCIL LIAISON: FRANK HOTCHKISS

PLANNING COMMISSION LIAISON: JOHN CAMPANELLA

PLANNING COMMISSION LIAISON (Alternate): SHEILA LODGE

STAFF: JAIME LIMÓN, Design Review Supervisor

SUSAN GANTZ, Planning Technician KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCA.gov

PLEASE BE ADVISED

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street. Items are reviewed in a sequential manner as listed on the Consent Agenda. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced for hearing the item, the item will be moved to the end of the consent agenda.

The applicant's presence is suggested in order to respond to questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda.

Actions on the Consent Agenda are reported to the Full Board at the next regular meeting. The Full Board has the discretion to ratify or not ratify the Consent actions. The Consent Agenda reviewing member of the ABR may refer items to the Full Board for review.

Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office, City Hall, 735 Anacapa St. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the date the action is ratified (at the next regular Full Board meeting of the ABR).

CEQA Guidelines §15183 Exemptions (Projects Consistent with General Plan). Under this California Environmental Quality Act (CEQA) Guidelines section, projects with new development (new nonresidential square footage or new residential units) qualify for an exemption from further environmental review documents if (1) They are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process. A decision-maker CEQA finding is required for a Section 15183 exemption. City Council General Plan environmental findings remain applicable for the project.

AGENDAS, MINUTES, REPORTS, PLANS & PUBLIC RECORD WRITINGS. Copies of all documents relating to agenda items are available for review at 630 Garden Street, and agendas and minutes are posted online at www.SantaBarbaraCA.gov/ABR. If you have any questions or wish to review the plans, please contact Susan Gantz, Architectural Board of Review (ABR) Planning Technician, at (805) 564-5470, extension 3311, or by email at SGantz@SantaBarbaraCA.gov. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates. Materials related to an item on this agenda submitted to the ABR after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden Street, during normal business hours. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the ABR and that are distributed to a majority of all of the members of the ABR during the meeting are available for public inspection by the door at the back of the David Gebhard Public Meeting Room, 630 Garden Street, Santa Barbara, CA.

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the ABR Commission Secretary at (805) 564-5470, extension 3308, or by email at ABRSecretary@SantaBarbaraCA.gov. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

NOTICE: On Thursday, May 5, 2016, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCA.gov/ABR.

PUBLIC COMMENT: Any member of the public may address the Architectural Board of Review Consent Representatives for up to two minutes on any subject within their jurisdiction that is not scheduled on this agenda for a public discussion. Public comment submitted prior to the scheduled meeting, can be submitted via email to: ABRSecretary@SantaBarbaraCA.gov or by mail to: City of Santa Barbara, Community Development Department/Planning Division, P.O. Box 1990, Santa Barbara, CA 93102.

ABR - FINAL REVIEW

A. 400 BLK N CANADA ST

Assessor's Parcel Number: ROW-001-007 Application Number: MST2015-00382

Agent: Sequoia Deployment Services, Inc.

(Proposal for a new small cell wireless communications facility for Verizon including one 2'-0" diameter Cantenna to be mounted on a new arm at 24'-0" off grade and associated equipment on an existing 36'-0" tall wooden utility pole. Also proposed is a new meter pedestal and pad with equipment cabinet and ground level handhole to be located around the corner on Blanchard Street.

(Action may be taken if sufficient information is provided. Requires No Visual Impact Findings and a Public Works Encroachment Permit. Project was last reviewed on March 28, 2016.)

ABR - FINAL REVIEW

B. 220 GRAY AVE OC/HRC-2/SD-3 Zone

Assessor's Parcel Number: 033-054-020 Application Number: MST2015-00123

Owner: JG Shalhoob Sr. Family Trust

Architect: Sherry & Associates Applicant: Sherry & Associates

This is a revised project description: Proposal for a voluntary lot merger of the lots at 220 Gray Avenue [APN 033-054-020] and 224 Gray Avenue [APN 033-054-017]. The proposal also includes the demolition of 2,093 square feet of as-built one-story additions and construction of a 102 square foot addition to the existing 3,755 square foot commercial building. The proposal also includes site improvements comprising 15 parking spaces, four bicycle parking spaces, an as-built outdoor dining area, new site walls and gates, and a trash enclosure. Coastal review is required. This project will address violations identified in enforcement case ENF2014-00833.)

(Action may be taken if sufficient information is received. Project was last reviewed on May 2, 2016.)

ABR - CONTINUED ITEM

C. 824 VINE AVE

Assessor's Parcel Number: 031-023-011 Application Number: MST2016-00137

Owner: Housing Authority, City of Santa Barbara

Architect: Thomas Moore

(This proposal involves two multifamily lots addressed at 825 Olive Street and 820 Vine Street. At 825 Olive Street, the proposal includes the removal of a landscape planter, new curbs and low wells for a new access aisle, a new ADA van-accessible parking space, and new parking lot seal coat and restripe. At 820 Vine Street, the proposal includes the demolition of an existing trash enclosure and construction of a new 89 square foot trash enclosure, a new ADA van-accessible parking space, and resurfacing/restriping the existing parking lot.)

(Second review. Project was last reviewed on May 2, 2016.)

ABR - REVIEW AFTER FINAL\

D. 3714 STATE ST C-P/SD-2 Zone

Assessor's Parcel Number: 053-300-023 Application Number: MST2012-00443

Owner: KW Fund V-Sandman, LLC

Applicant: Kenneth Marshall
Architect: Brian Cearnal
Agent: John Schuck

Landscape Architect: Martha Degasis, AIA

(Revision to the previously approved mixed-use development at the former Sandman Inn site [MST2007-00591; City Council Resolution No. 10-020]. The revised project involves the demolition of the existing, 52,815 square foot, 113-room hotel and restaurant, and construction of 5,110 square feet of office space and 72 residential condominiums.)

(Review After Final of tree changes to the approved landscape plan. Comments only; requires Substantial Conformance Determination.)

ABR - NEW ITEM

E. 1127 BATH ST R-4 Zone

Assessor's Parcel Number: 039-212-010
Application Number: MST2016-00070
Owner: Leslie Brueckner
Applicant: Morando Design

(Proposal to demolish an existing 269 square foot detached garage and construct a new 451 square foot detached garage on a 6,000 square foot parcel developed with two single-family dwellings. A total of two covered parking spaces will be provided on site. Both dwelling units will remain unaltered with the exception of the relocation of an existing water heater from the front residence facing Bath Street to the rear of the new garage. Staff Hearing Officer review is requested for a zoning modification to allow the garage and laundry to encroach into the required interior setback.)

(Comments only; requires Environmental Assessment and Staff Hearing Officer review. Requires a Transportation Waiver prior to issuance of Building Permit.)

ABR - REVIEW AFTER FINAL

F. 312 RANCHERIA ST R-4 Zone

Assessor's Parcel Number: 037-231-010 Application Number: MST2014-00567

Owner: Rancheria Cottages, LLC

Applicant: Acme Architecture

(Proposal to construct a new seven unit apartment complex on an 11,375 square foot vacant parcel. The project comprises two, 2-story buildings. Building 1 will be 2,433 square feet in size and will house three units and Building 2 will be 3,248 square feet in size and will house four units. Seven uncovered parking spaces and seven bicycle parking spaces are proposed, as well as new site utilities and a landscape plan. Two 20 foot tall pepper trees and one 20 foot tall palm tree will be removed. There will be 250 cubic yards of grading, which will be balanced on site. Under the Average Unit-Size Density [AUD] Incentive Program, the density of the proposed project is 27 dwelling units per acre with an average unit size of 812 square feet.)

(Review After Final of the following changes to the approved project: Change windows from anodized aluminum to black Fiberglas, shorten window D by 4', change casement windows A, E, and F to sliding, change kitchen door to full light, add a wood lattice-clad meter enclosure, change patio material from pavers to integral colored concrete, and change building trellis material from solid wood to powder-coated steel.)

ABR - NEW ITEM

G. 815 E MASON ST M-1 Zone

Assessor's Parcel Number: 017-083-019 Application Number: MST2016-00185

Owner: Spencer Marlin Lee Trustee

Architect: Bildsten Architecture and Planning

(Proposal for minor site and exterior alterations to an existing commercial building including minor door and window alterations, a new accessible ramp and ADA parking space, new trash enclosure, new rooftop equipment, and new A/C units at the rear. No new square footage is proposed.)